



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Authorizing City Manager to Execute a Contract Change Order for Lodi Station Parking Structure for the Tenant Improvements at the Pine Street Retail Space for Interim Use by Fire Administration; and Appropriate \$120,000 for the Project

MEETING DATE: March 6, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager to execute a Contract Change Order for tenant improvements to the Pine Street retail space at the Lodi Station Parking Structure for interim use by Fire Administration.

BACKGROUND INFORMATION: At the February 19, 2002 shirtsleeve session, staff presented information on several options for the interim relocation of Fire Administration during construction of the new Police Department facility and the renovation of the existing Public Safety Building. After reviewing all of the options, the Lodi Station Parking Structure's Pine Street site is recommended due to the ease of public access, available parking for public, staff and fire vehicles, and the timeliness of tenant improvements. Based on initial discussions with our contractor, we estimate that the 2,200 square feet of tenant improvements can be completed for approximately \$100,000. The exact amount will be determined when the improvement plans are completed and priced by F & H Construction. The recommended appropriation includes an allowance for moving expenses, miscellaneous furniture, and contingencies.

Staff will be prepared to respond to any questions Council may have during the meeting and will be available to further describe the space evaluation process.

FUNDING: Appropriate \$120,000 from the 2002 Certificates of Participation.

Funding Available: Randy R. Paite for
Vicky McAthie, Finance Director

Richard C. Prima
Public Works Director

Prepared by Gary Wiman, Project Manager

RCP/GRW/lm

cc: Randy Hays, City Attorney
Mike Pretz, Fire Chief
Gary Wiman, Project Manager

APPROVED: _____

John Dixon Flynn -- City Manager

RESOLUTION NO. 2002-54

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO EXECUTE CONTRACT CHANGE
ORDER FOR LODI STATION PARKING STRUCTURE FOR THE
TENANT IMPROVEMENTS AT THE PINE STREET RETAIL
SPACE FOR INTERIM USE BY FIRE ADMINISTRATION, AND
FURTHER APPROPRIATING FUNDS FOR THIS PROJECT

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NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby
authorize the City Manager to execute Contract Change Order for Lodi Station Parking
Structure for the tenant improvements at the Pine Street retail space for interim use by
Fire Administration; and

BE IT FURTHER RESOLVED, that the City Council hereby appropriates
\$120,000.00 for this Contract Change Order from the 2002 Certificates of Participation;
and

Dated: March 6, 2002

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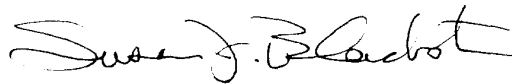
I hereby certify that Resolution No. 2002-54 was passed and adopted by the Lodi
City Council in a regular meeting held March 6, 2002 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and
Mayor Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

Fire Administration Interim Office Location Study

Location	Square Feet	Comments	Estimated (42 Month) Total Cost
Lodi Station Parking Structure	2,250	Tenant improvement costs only. Easy access for staff and public. Office Improvements are usable by future tenants.	\$100,000 or \$1.06 sqft/month
Civic Center on Site Trailers	2,880	(2) 24' X 60' trailers. Location would impact Civic center parking problems. Public and staff access could become an issue during Police Building construction. Cost includes \$30,000 for underground utilities (power, phone, data), decks and ramping to trailers.	\$156,000 or \$1.29 sqft/month
1110 W. Kettleman Ln.	2,250	\$1.22/sqft/month lease. Cost does NOT include tenant improvements.	\$115,290 or \$1.22 sqft/month
322 Locust Street	4,040	The former St. John's Parish site. This option did not proceed to the cost phase because it was determined that the 2-story space is in excess of the Fire Administration space needs. Substantial tenant improvements would be required. Parking and fire apparatus access also present issues at this site.	Did not proceed to a cost estimate phase.
21 N. School St.	4,000	Majority of space (2,400 sqft) is basement and could only be used for storage. Substantial tenant improvements would be required. Likely possibility of asbestos containing materials in floor, abatement would create delays. Only 1 parking space provided. Not possible for Fire apparatus parking.	Did not proceed to a cost estimate phase.
Maple Square	1,400	Does not have sufficient office space available. Building would need substantial tenant improvements, including a new roof.	Did not proceed to a cost estimate phase.
De Jong building	1,100	Does not have sufficient office space available. Issues with bathroom access. Only 2 parking spaces provided.	\$1.30 sqft/month